JEFFRIES EYE CLINIC ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS

PROJECT

GENERAL NOTES TO CONTRACTOR

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- PROPOSED CONTOURS ARE AT TIME FOOT INTERVALS.

 PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.

 PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- 6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE
- 7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE
- CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.

 8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND 1. 10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- 11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- 12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN
- 13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

 14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE—SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

STANDARD CITY COMMENTS

- 1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID—SODDED, CONCRETE—LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION
- 2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
 PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIR
- INSPECTION BY THE ROGERS STREET DEPARTMENT.
- 5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
 6. ENGINEER TO SCHEDULE A PRE—CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE—CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X
- 7. THE <u>PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT</u> MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN. AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- 8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT
- REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.

 9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE
 REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON—CONSTRUCTION
- AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.

 10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
- MITT A MAXIMOM WIDTH OF 40.

 1. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- 12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
 LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 ½" B & B, AND FOR ORNAMENTAL TREES IT IS 1 ½" B & B
- 15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- 6. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
- 17. SIDEWALKS MUST BE 6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET REDUCES FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- 18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.

 19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID—TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.

 20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE
- REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- 21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
 22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
 24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE
- REQUIREMENTS.
- 25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

 26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- 27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
- 28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT. AND THE IDEAS AND DESIGNS INCORPORATED HEREIN. AS AN INSTRUMENT OF PROFESSIONAL SERVICES. IS THE PROPERTY OF BATES + ASSOCIATES. INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. IN. OR NEAR THE CONSTRUCTION SITE.



ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN. AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

CITY: CITY OF ROGERS DERREL SMITH

CABLE:

PHONE: (479) 621-1186

ROGERS FIRE DEPARTMENT.
201 N 1ST ST

ROGERS, AR 72956

SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703

PHONE: (800) 563-0012

PHONE: (479) 621-1179

- PARKING TABLE:

OFF-STREET PARKING STANDARDS:

TOTAL SPACES REQUIRED

TOTAL SPACES PROVIDED:

TOTAL A.D.A. SPACES REQUIRED:

TOTAL A.D.A. SPACES PROVIDED:

CONTACT INFORMATION

SQUARE FOOTAGE OF PROPOSED BUILDING:

COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644

SEWER/ WATER

BUSINESS AND PROFESSIONAL OFFICE: 1 SPACE PER 300

SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SQUARE

ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756 479-621-1142

7315

24

SOLID WASTE

INLAND SERVICES 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878-1384

ELECTRIC: CARROLL ELECTRIC
707 SE WALTON BLVD
P.O. BOX 329
BENTONVILLE, AR 7271

P.O. BOX 329
BENTONVILLE, AR 72712-0329
PHONE: (479) 273-2421
FAX: (479) 273-1231

TELEPHONE: SOUTHWESTERN BELL 1-800-464-7928

PROPOSED USE: MEDICAL CLINIC

TOTAL SITE AREA: 1.06 ACRES

GROSS FLOOR AREA PROP: 7,338 SQ. FT.

NER/DEVELOPER: NWA REAL PROPERTY HOLDINGS, INC

PROJECT SITE ADDRESS: 3602 SOUTHERN HILLS BLVD

ZONING CLASSIFICATION: C-2 (I-540 OVERLAY DISTRICT)

5400 S 28TH ST ROGERS, AR

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC. 7230 S PLEASANT RIDGE DR

ROGERS, AR 72758

FAYETTEVILLE, AR 72704 PHONE: (479) 442–9350 FAX: (479) 521–9350

INDEX OF DRAWING

O1 COVER SHEET
O2 SITE + UTILITY PLAN
O3 GRADING + DRAINAGE PLAN
O4 LANDSCAPE PLAN

DETAILS

<u>LEGAL DESCRIPTION LOT 1A:</u>

LOT NUMBERED ONE (1), OF THE FINAL PLAT OF SOUTHERN HILLS BUSINESS
PARK ADDITION, ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT BOOK
2003 AT PAGES 242 AND 243. SUBJECT TO EASEMENTS, RIGHTS—OF—WAY,
AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

-SURVEYOR NOTES:

-BUILDING SETBACKS (C-2/OVERLAY DISTRICT): -

ARKANSAS STATE PLANE COORDINATES

75 FEET

30 FEET 30 FEET

FRONT SETBACK

SIDE SETBACK

REAR SETBACK

-FLOOD CERTIFICATION: -

-GENERAL SURVEY NOTE:

UNDERGROUND UTILITIES.

ARKANSAS.

BASIS OF BEARING:

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE

"A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM

PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY,

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM

PANEL #05007C0270K. DATED JUNE 5, 2012) INSURANCE

FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE

UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED,

ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE

SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND

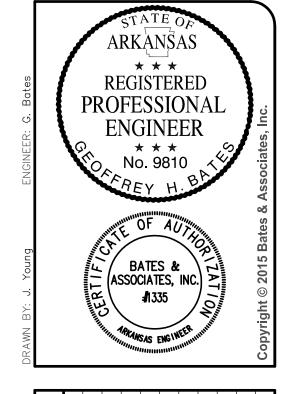
LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION

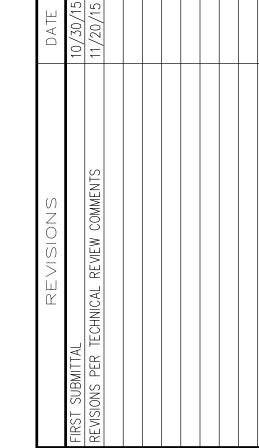
AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE

NORTH ZONE

- 1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.
- 3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- 4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE.

 CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY
 EXCAVATION ON THIS SITE.





TRIES ETE CLINICALE DEVELOPMENT PLAI OVER SHEET

LARGE SCALE

COVE

COVE





DRAWING NO

01

Time: 11:51 am Date: 4/6/2012

REGISTERED **PROFESSIONAL ENGINEER**

* * * No. 9810

(ASSOCIATES, INC.)

RKANS

JEFFRIES SCALE DE

LARGE

AND

IE

S



	CLEV: IN FROM NE: OUT TO SW:	1300.88 1239.33 1293.25
4"PVC	ELEV: IN FROM NE: IN FROM SE: OUT TO SW:	1296.66 1290.19 1290.26 1290.14

NOTES:

1. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED WITH TALL GRASSES OR SHRUBS.

2. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL

3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL

4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS

ROGERS WATER UTILITIES.

6. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE

7. ROGERS WATER UTILITIES SHALL PROVIDE AND INSTALL WATER METER SERVICE AT OWNER'S EXPENSE.

ADA NOTES:

2. MAXIMUM SIDEWALK CROSS SLOPE NOT TO EXCEED 2%. HANDICAP PARKING SPACES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

TROI OSED	LXISTINO	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
0	0	BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE (EDGE)
r 2004-ben 18. SEE SEE SEE DOMEN HOUSE DE SEE SEE	arti Sesure, Ballabe a Información de Cillo de Cillo	<u> </u>
		CONCRETE (SURFACE)
		CONDUIT
1255———	1255	CONTOURS
		CURB & GUTTER
€~~		DRAINAGE FLOW
[T]	(₹)	DUMPSTER
	\/	EASEMENT
1105	1105	ELECTRICAL (UNDERGROUND)
UGE	UGE	· · · · · · · · · · · · · · · · · · ·
OHE	OHE	ELECTRICAL (OVERHEAD)
	\bowtie	ELECT. TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
	xx	FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
1		
	***	FIRE HYDRANT ASSEMBLY
—·>—··—		FLOWLINE
FM	— — FM — — —	FORCE MAIN
GAS	———— GAS————	GAS MAIN
▲ 🖔	© <u>&</u> 👸	GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
0		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
	*	
<u>*</u>	75	LIGHT
		MONUMENT (CONCRETE)
		POND
S	Ø	POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
	S	SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
- 0 33	— o ss————	
		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
STOP — 。	STOP ———	SIGN
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
	\Box	TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	——— ОНТ ————	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
£ 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2 X	TREE/TREE TO BE REMOVED
$\overline{\mathbb{X}}$	X	•
	<u> </u>	WATER MAIN BLOWOFF VALVE
<u>¥</u>		WATER MAIN FIRE DEPT. CONN.
0"W	0"W	WATER MAIN PIPE
>	⊳	WATER MAIN REDUCER
>	\triangleright	WATER MAIN THRUST BLOCK
W	W 🔾	WATER METER
<u>(I)</u>	(Ī) ()	WATER METER (IRRIGATION)
<u></u>	, wy	WATER VALVE



EXISTING

PROPOSED TAPPING

PROPOSED PROPOSED 2' EXISTING SIGN CURB & GUTTER ELECTRIC

SLEEVE & VALVE -

BOX

PROPOSED ASPHALT

\ PARKING LOT

EXISTING WATER

N: 717857.06 E: 675842.79

\ ELEV: 1301.89

EXISTING 12"

WATER MAIN

POWER POLE

FUTURE ROAD

FUTURE ROAD IMPROVEMENTS (10' SIDEWALK)

IMPROVEMENTS (CURB & GUTTER)

VALVES (3)

EXISTING 2' _CURB AND

CONCRETE APRON

PROPOSED

_PROPOSED

CLEANOUT (TYP

PROROSED 5' SIDEWALK TO

-PROPOSED 4'

PROPOSED OF

🖊 CLEANOUT 🗽

SEWER

SERVICE

PROPOSED_ HANDICAP

PARKING SIGN

PROPOSED_

RAMP

PROPOSED DUMPSTER PAD

SCREEN WITH MATERIALS SIMILAR -

TO BUILDING (SEE ARCH. PLANS)

20' U.E. & D.E. (BOOK 2003, PAGE 242)

MAINTAIN 25 BUFFER DURING

CONSTRUCTION-

う 10' LANDSCAPE BUFFER

344.03

EXISTING

FENCE-

GUTTER

- PROPOSED 1

PROPOSED 4'-

CURB CUT

PROPOSED 7315 SQ FT

BUILDING

ZONED A-1

- WATER METER |

EXISTING 8" /WATER MAIN

MANHOLE

ZONED C-

PROPOSED 6'

EXISTING STORM.

EXISTING 8"
SEWER MAIN PAGE 242)

25'U.E. (BOOK 2003, PAGE 242)

PROPOSED

4" CONDUIT-

& LANDSCAPE BUFFER

75' B.S.B. & U.E.

SEWER INLET

SIDEWALK

PROPOSED FIRE

PROPOSED

/ PROPOSED

6" FIRE LINE-

PROPOSED

PROPOSED TRANSFORMER

TOTAL ACREAGE
PARCEL #02-15889-000
2.41 ACRES +/-

30' B.S.B. & U.E.

6" FDC LINE-

HYDRANT ASSEMBLY-

DEMARCATION VALVE-

PROPOSED 1" WATER SERVICE-

4"	RIM ELEV: PVC IN FROM NE: PVC OUT TO SW:	1300.8 1239.3 1293.2
8 [*] "	RIM ELEV: PVC IN FROM NE: PVC IN FROM SE: PVC OUT TO SW:	1296.6 1290.1 1290.2 1290.1

INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.

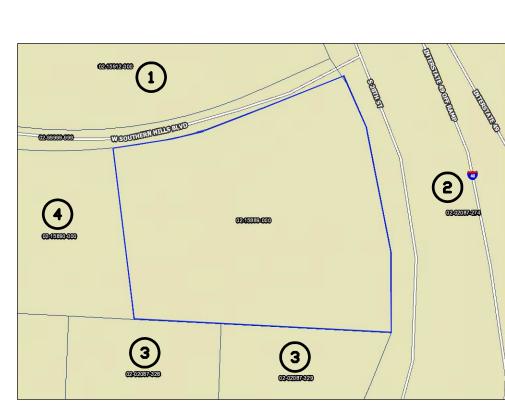
GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPRATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITITIES.

5. ALL METER LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED BY

RIGHT OF WAY OR PUBLIC INFRASTRUCTURE

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
0	0	BOLLARD
		BUILDING
		BUILDING SETBACK LINE
UGTV		CABLE TV (UNDERGROUND)
0077	——————————————————————————————————————	CABLE TV (OVERHEAD)
	CHIV	· · ·
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
4055	.055	CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
€ ~~		DRAINAGE FLOW
(<u>T</u>)	(Ī)	DUMPSTER
		EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
	\boxtimes	ELECT. TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
	xx	FENCE (WIRE/WOOD/CHAIN)
//	FO	FIBER OPTIC CABLE
774	<u> </u>	FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM-	FM	FORCE MAIN
GAS —	——— GAS ———	GAS MAIN
<u> </u>	© <u>&</u> ⋉	GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
0		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
*	- \	LIGHT
7/1\	1 1	
		MONUMENT (CONCRETE)
		MONUMENT (CONCRETE) POND
		,
		POND
		POND POWER POLE PROPERTY LINE (EXTERNAL)
		POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL
		POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY
<u> </u>	\(\)	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE
		POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE
<u> </u>	\(\)	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE
©	\(\)	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE
©	\$\\ \tag{\text{\$\sigma}} \\ \t	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK
©	\(\)	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN
©	\$\\ \tag{\text{\$\sigma}} \\ \t	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK
©	\$\\ \tag{\$\sigma\$} \\ \$\s	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION
©	\$\\ \tag{\text{\$\sigma}} \\ \t	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION
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⑤	\$ (\$100)	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER PIPE STORM SEWER PIPE STRIPE (PAINTED OR STICKY)
© 0"ss — — — — — — — — — — — — — — — — — —	\$\\ \tag{\text{STOP}} \\ \tag{\text{STOP}} \\ \tag{\text{TD}} \\	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND)
©	\$\begin{align*} \begin{align*} \begi	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD)
© 0"ss — — — — — — — — — — — — — — — — — —	\$\\ \tag{\text{STOP}} \\ \tag{\text{STOP}} \\ \tag{\text{TD}} \\	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TREE LINE CANOPY
©	\$\\ \tag{\text{STOP}} \\ \tag{\text{STOP}} \\ \tag{\text{TD}} \\	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED
©	\$\\ \tag{\text{STOP}} \\ \tag{\text{STOP}} \\ \tag{\text{TD}} \\	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE
©	\$\\ \text{S10}\\ \text{\$10}\\ \	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE (UNDERGROUND) TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE
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©	\$\\ \text{S10}\\ \text{\$10}\\ \	POND POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE SECTION LINE SIDEWALK SIGN SPOT ELEVATION STABILIZED CONSTRUCTION EN STORM SEWER INLET STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE (UNDERGROUND) TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE



CURVE TABLE

163.38

55.37

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH

N: 717755.52

E: 675529.52

ELEV: 1295.98_

EXISTING

GAS METER EXISTING LECTRIC

ZONED C-2

CONSTRUCTION—

MAINTAIN 25 BUFFER DURING

BOX

TELEPHONE -

PEDESTAL

EXISTING SEWER ====

MANHOLE 2

EXISTING

WATER -

METER

|730.00' |12°49'24"

730.00' 4°20'45"

N 77°08'49" E | 163.04'

TELEPHONE

PEDESTAL

N 68°33'44" E |55.36'

ADJACENT PROPERTY OWNERS:

1) HEJ PROPERTIES LLC 2531 BERNADETTE DR COLUMBIA MO 65203-4674 PARCEL: 02-15912-000

2) ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK AR 72203-2261 PARCEL: 02-02087-274

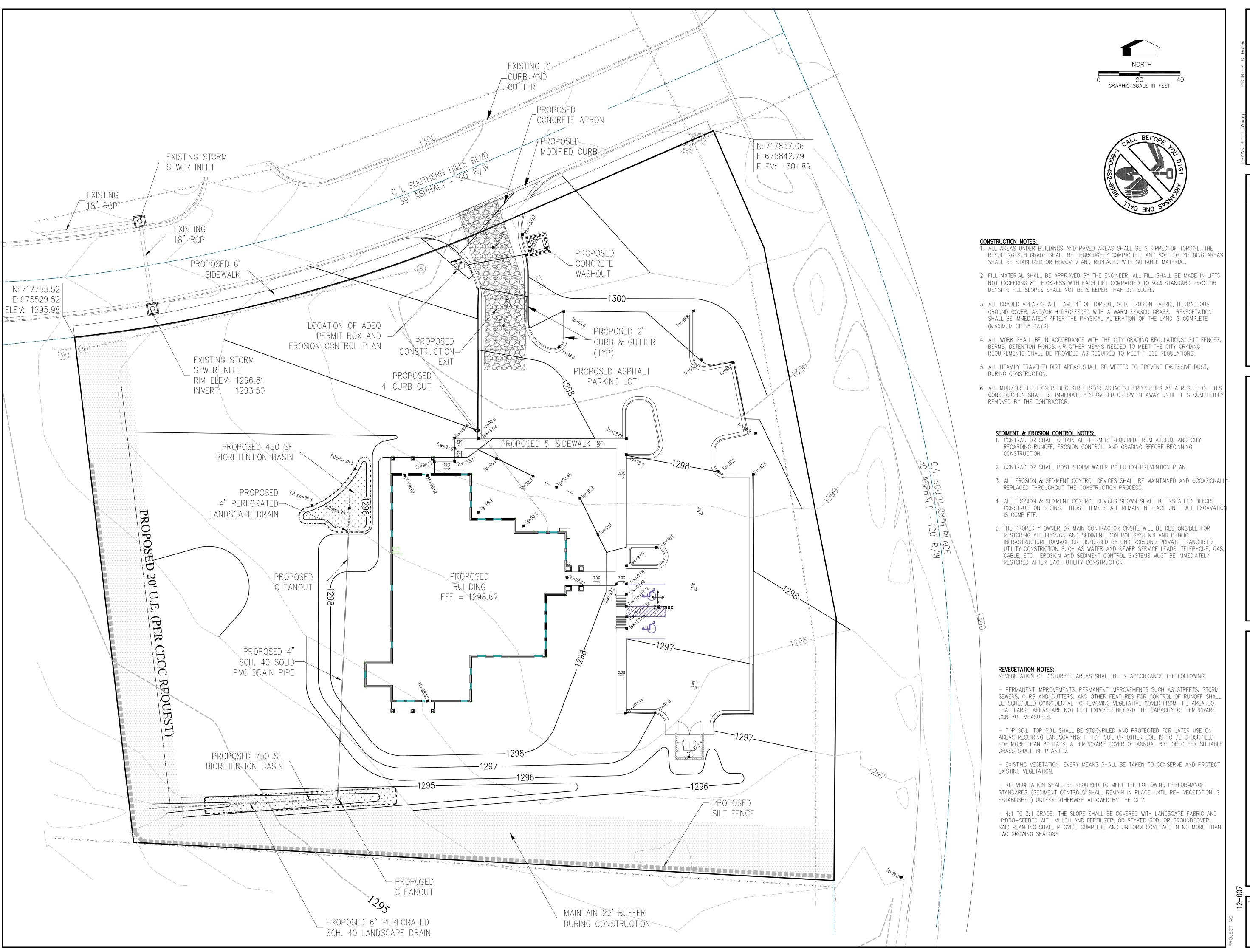
3) LIN & NGUYN LLC 3220 W PERRY RD ROGERS, AR 72758 PARCEL: 02-02087-329, 02-02087-328

4) HOME INTERIOR WAREHOUSE INC 4311 E CHURCHILL DR FAYETTEVILLE AR 72701-2988 PARCEL: 02-15890-000

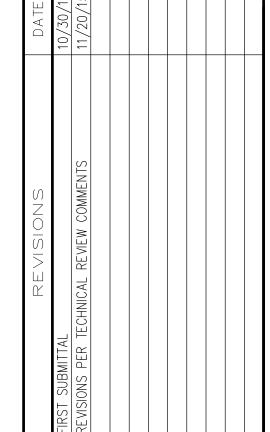
IMPERVIOUS AREA CALCULATIONS:

105,120 SQ FT TOTAL AREA OF SITE 25,449 SQ FT IMPERVIOUS AREA % OF IMPERVIOUS AREA 24%

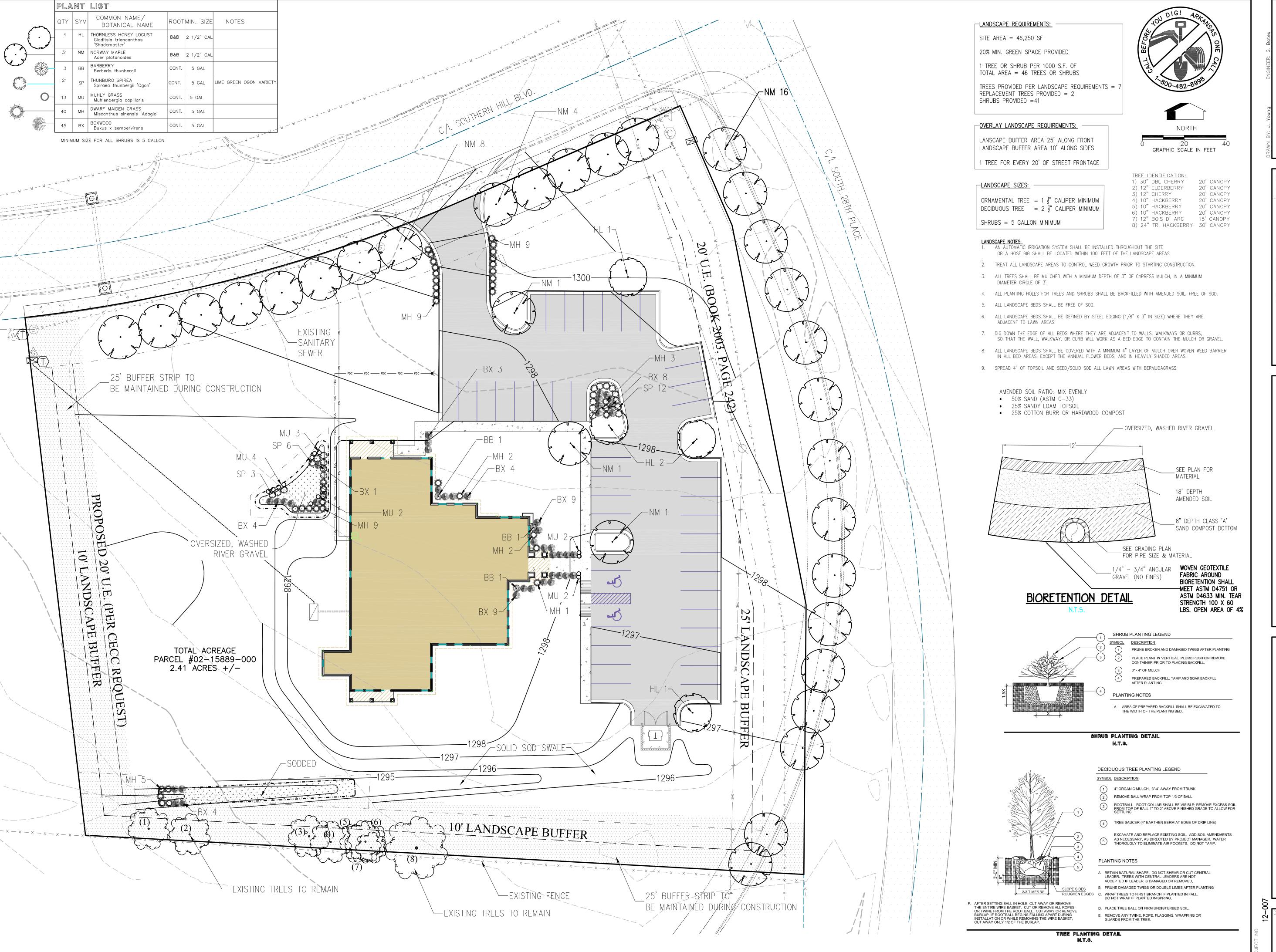
ADJACENT PARCEL MAP



* * * REGISTERED **PROFESSIONAL ENGINEER** * * * No. 9810 BATES & ASSOCIATES, INC.



ANS EYE CLINIC VELOPMENT JEFFRIES E SCALE DEVE GRADING

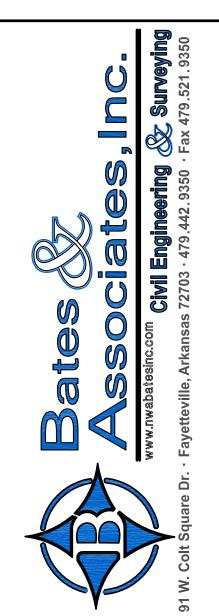


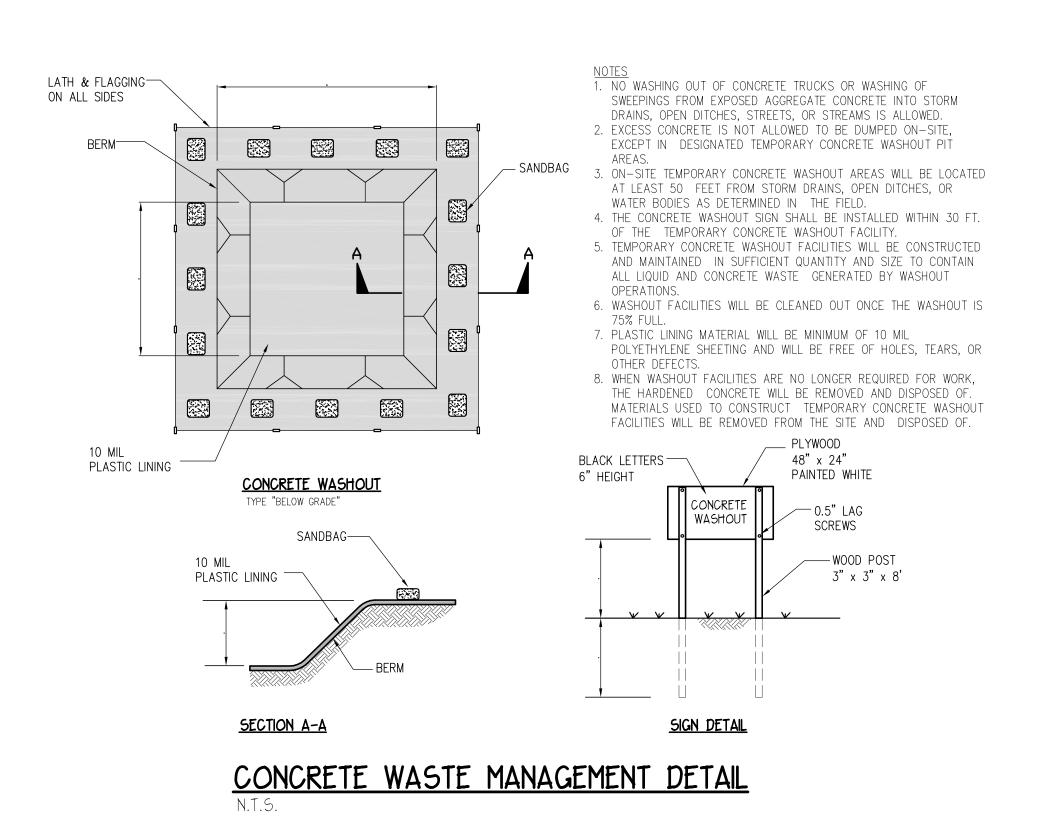
NIEHUES 5185 Arkansas BATES & (associates, inc.) 놀

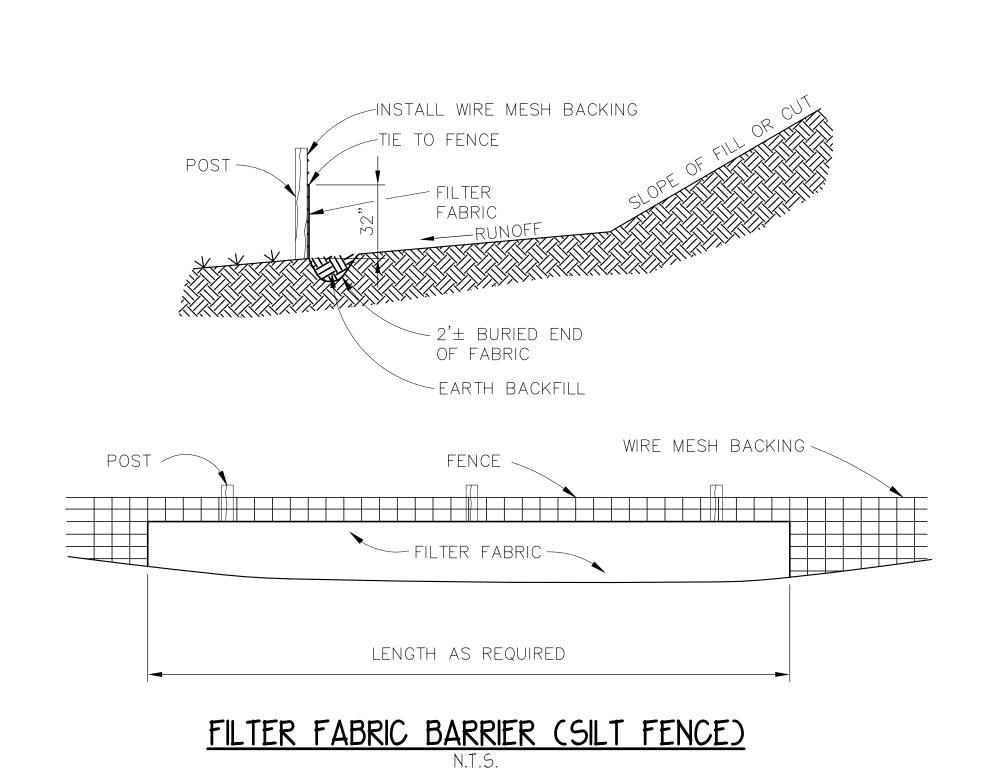
YE CLINIC ELOPMENT FL

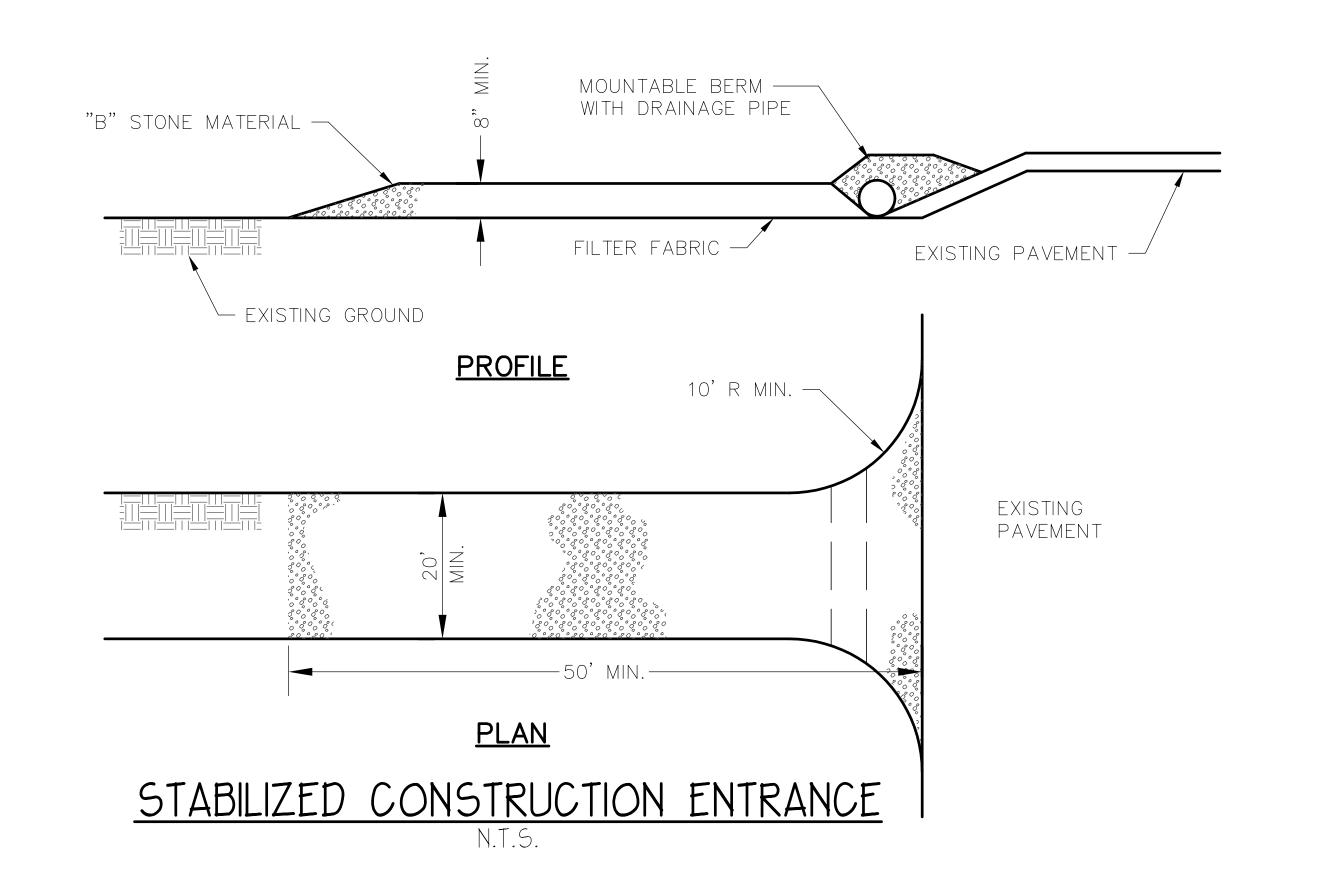
JEFFRIES E SCALE DEVI ANDSCAPE

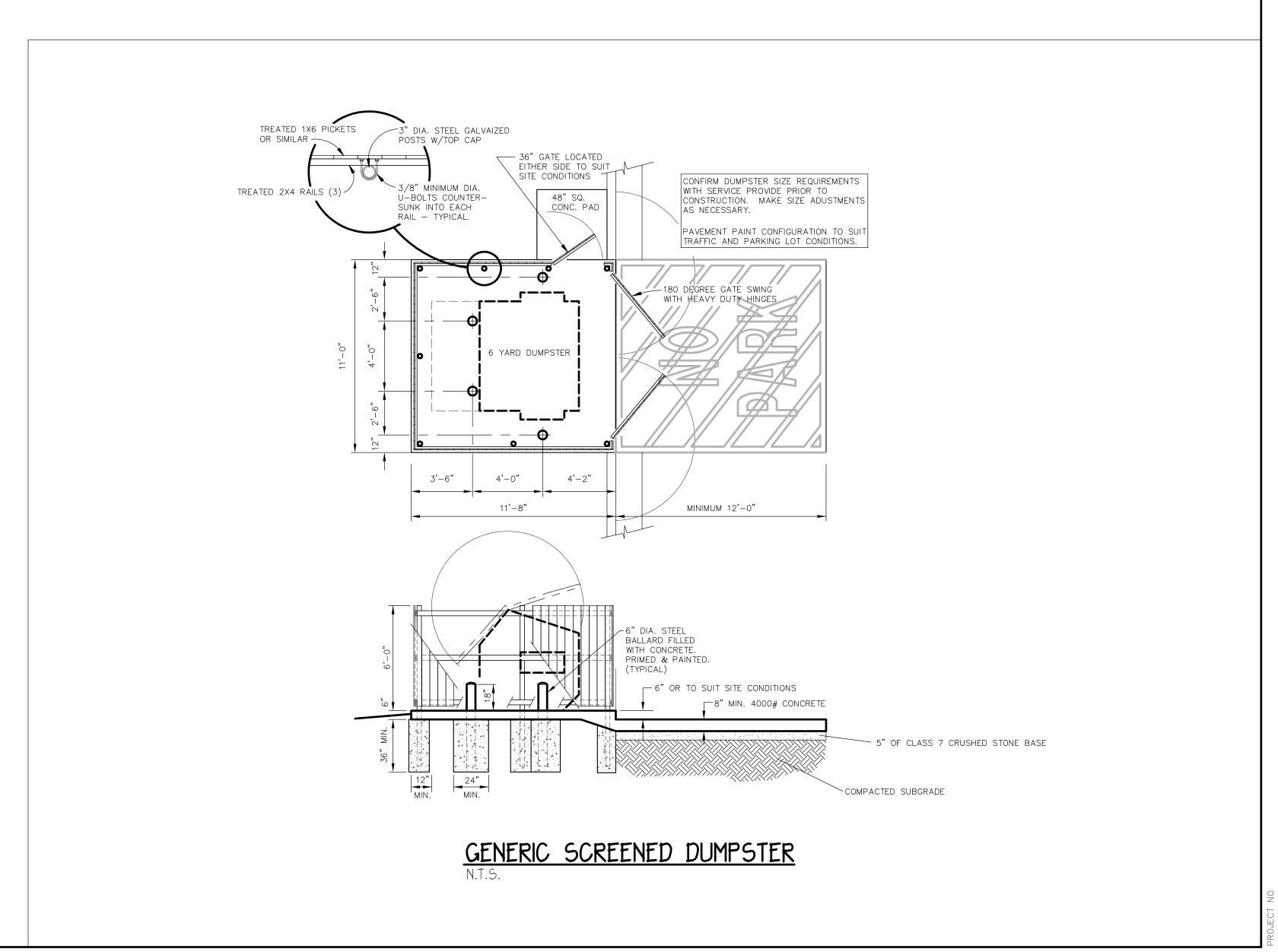
ROGERS,

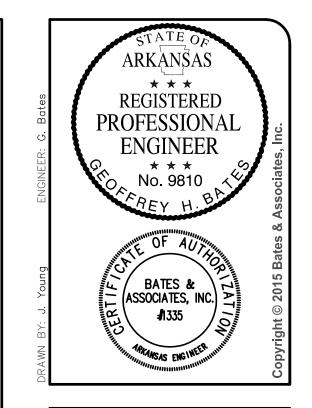


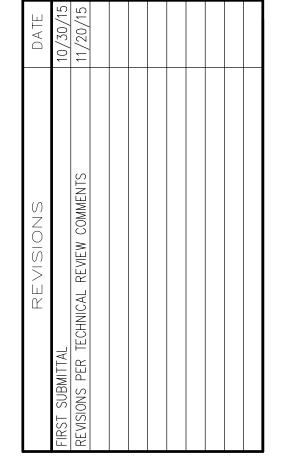






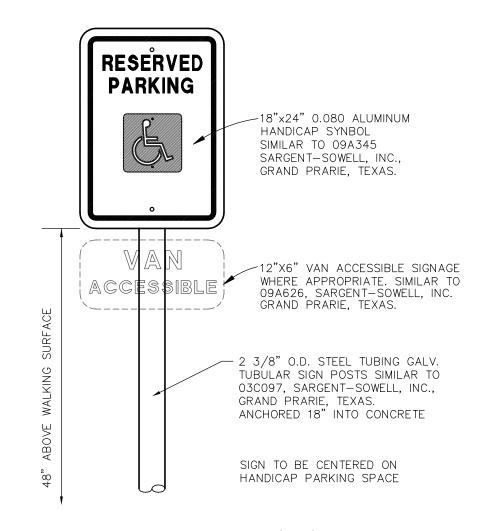




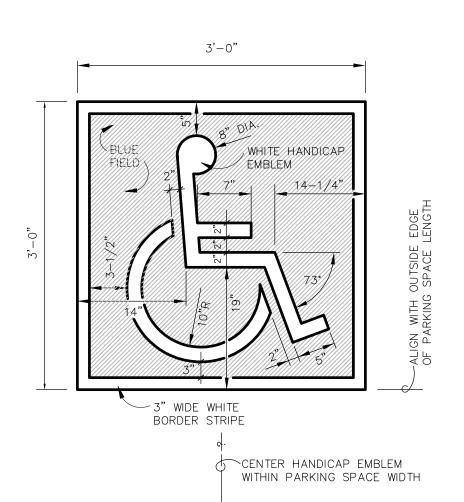


JEFFRIES EYI SCALE DEVEL LARGE





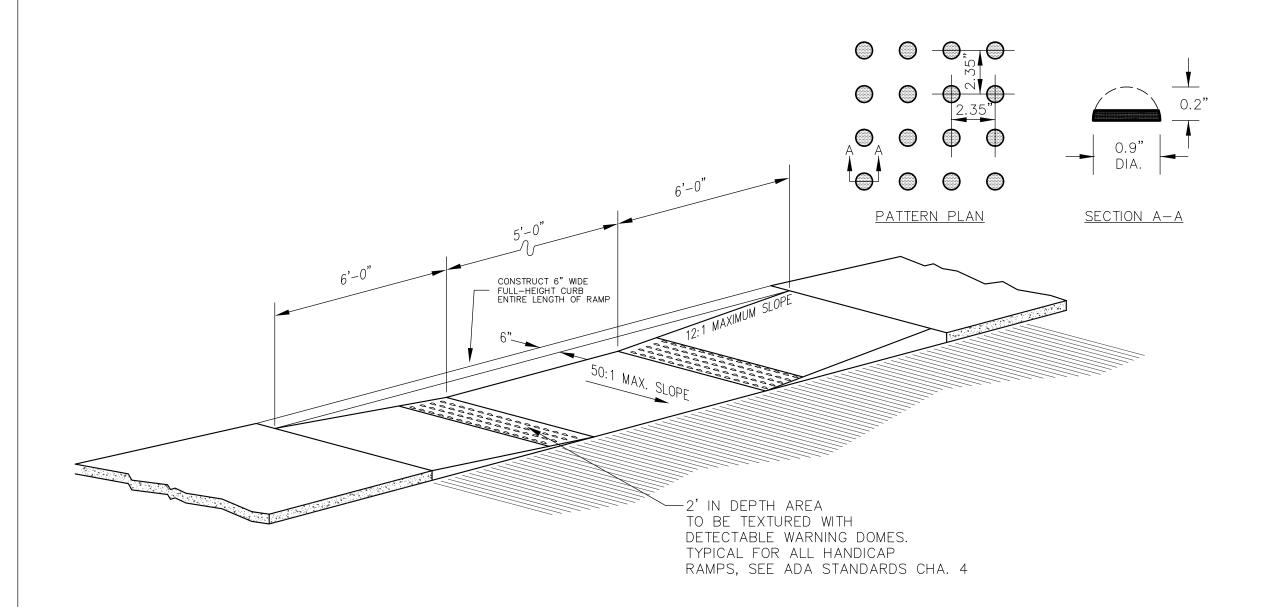




HANDICAP PAVEMENT SYMBOL N.T.S.

TOTAL NUMBER OF PARKING SPACES PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES)	VAN ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
	COLUMN A	
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/8 OF COLUMN A
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/8 OF COLUMN A

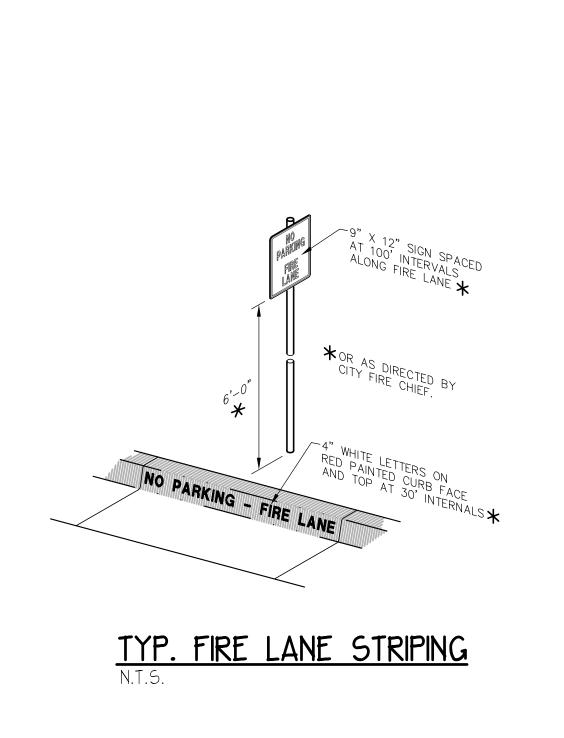
* ONE OUT OF EVERY 8 ACCESSIBLE SPACES

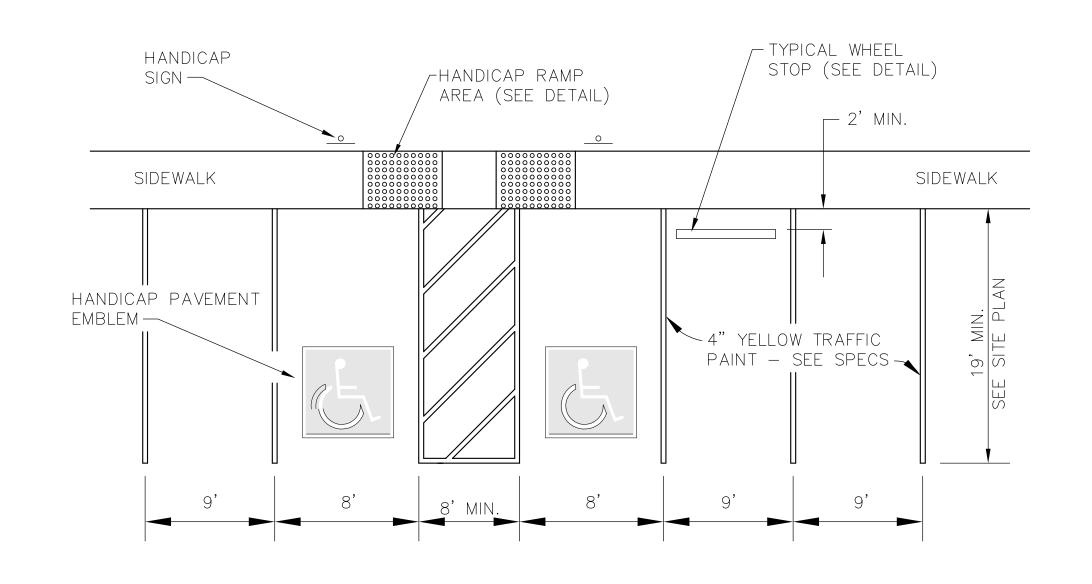


NOTES:

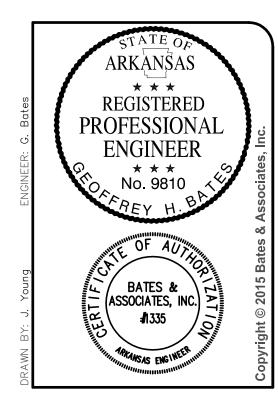
- DETECTABLE WARNING DOMES TO BE LIMITED TO RAMP SURFACES ONLY.
- DETECTABLE WARNING DOME MATERIAL SHALL BE AN INTEGRAL PART OF WALKING SURFACE.
- 3. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES (LIGHT-ON-DARK OR DARK-ON-LIGHT)
- 4. USE NEENAH DETECTABLE WARNING PLAT R-4984 OR EQUAL. WWW.NFCO.COM
- 5. TYPICAL SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM.
- 6. HANDICAP RAMPS WILL BE CONSTRUCTED ALONG WITH STREETS.
- 7. DETECTABLE WARNING DOMES SHALL CONSIST OF TRUNCATED DOMES.
- 8. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
- 9. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
- 10. THE MINIMUM THICKNESS FOR THE RAMP, WALK,& LANDING SHALL BE 4".
- 11. 2' OF RAMP TO BE TEXTURED W/ DETECTABLE WARNING DOMES. TYPICAL FOR ALL HANDICAP RAMPS, SEE ADA STANDARDS 4.7.7

HANDICAP RAMP W/DETECTABLE WARNING/TRANSITION TRUNCATED DOMES N.T.S.





TYP. PARKING STRIPING LAYOUT
N.T.S.



FIRST SUBMITTAL

REVISIONS PER TECHNICAL REVIEW COMMENTS

10/30/15

11/20/15

JEFFRIES EYE CLINIC SCALE DEVELOPMENT PLANS SITE DETAILS

atesinc.com Civil Engineering & Surveying lile, Arkansas 72703 · 479.442.9350 · Fax 479.521.9350

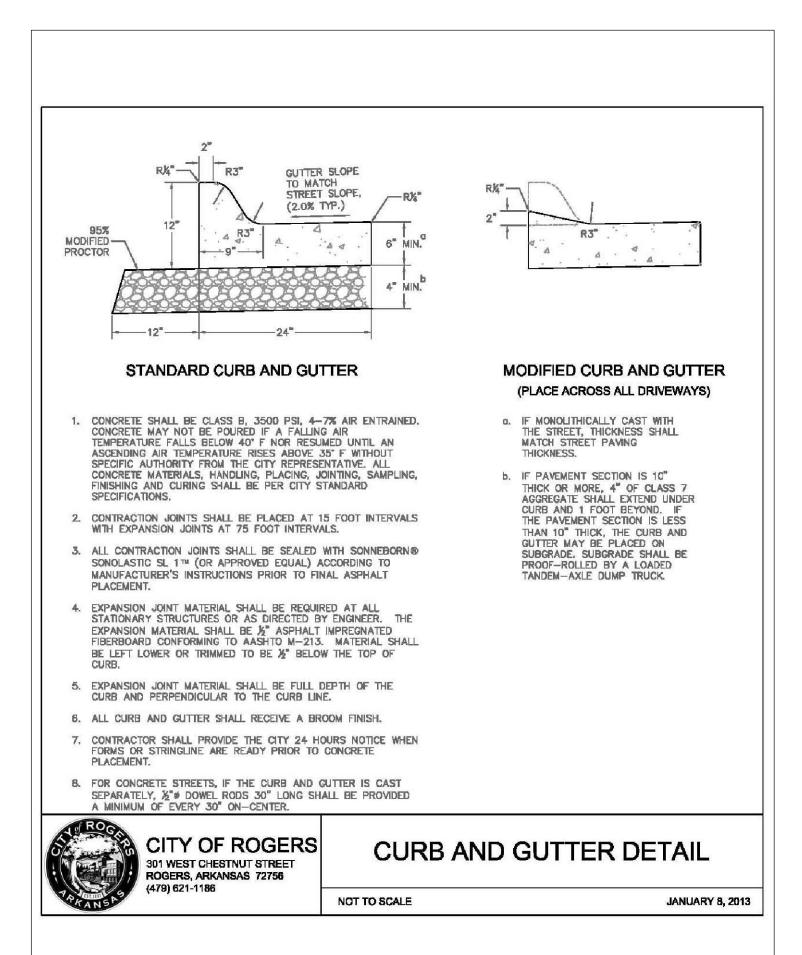
LARGE

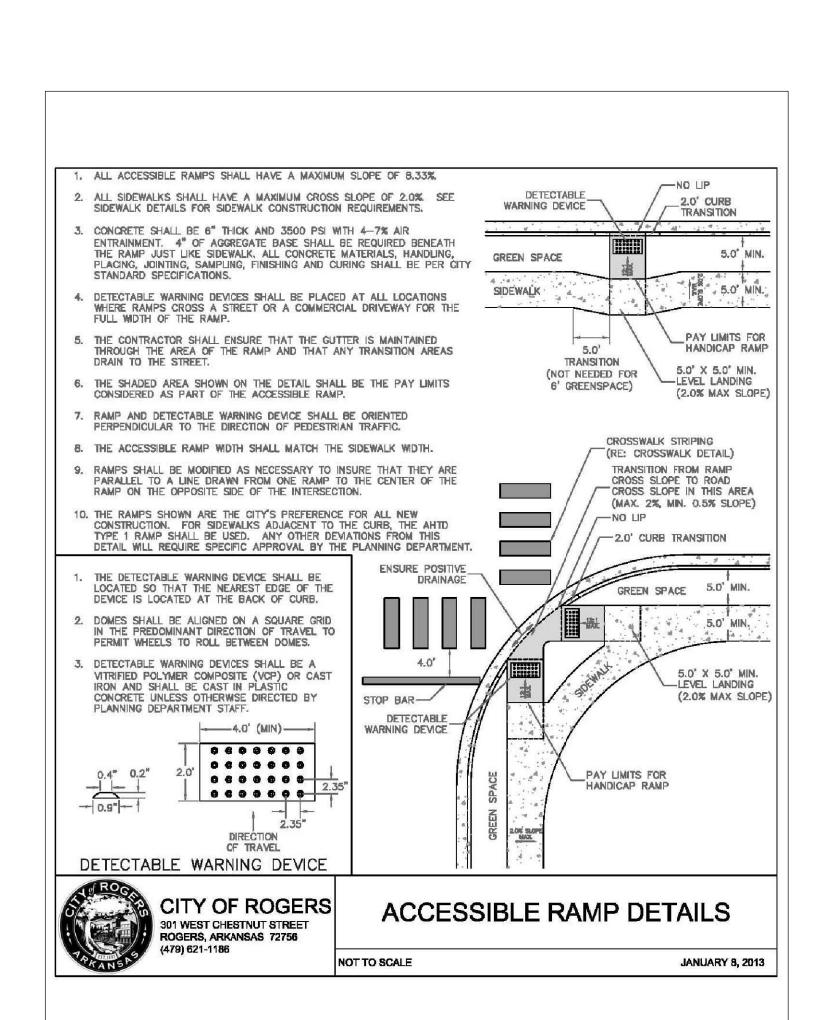


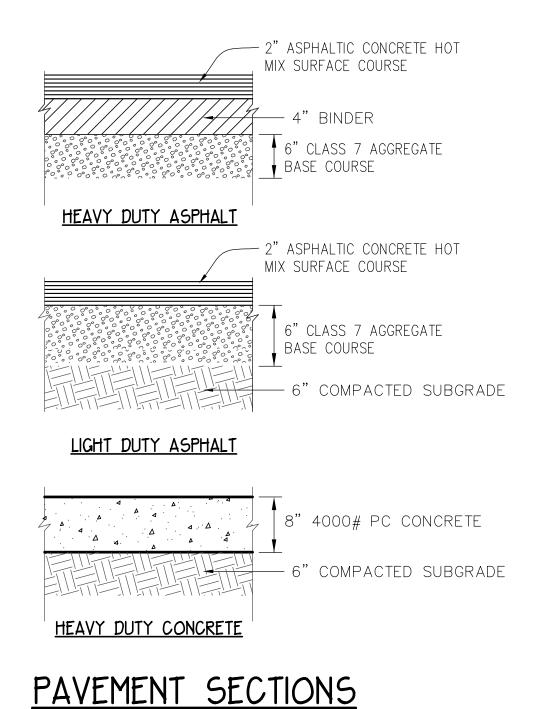
DRAWING NO

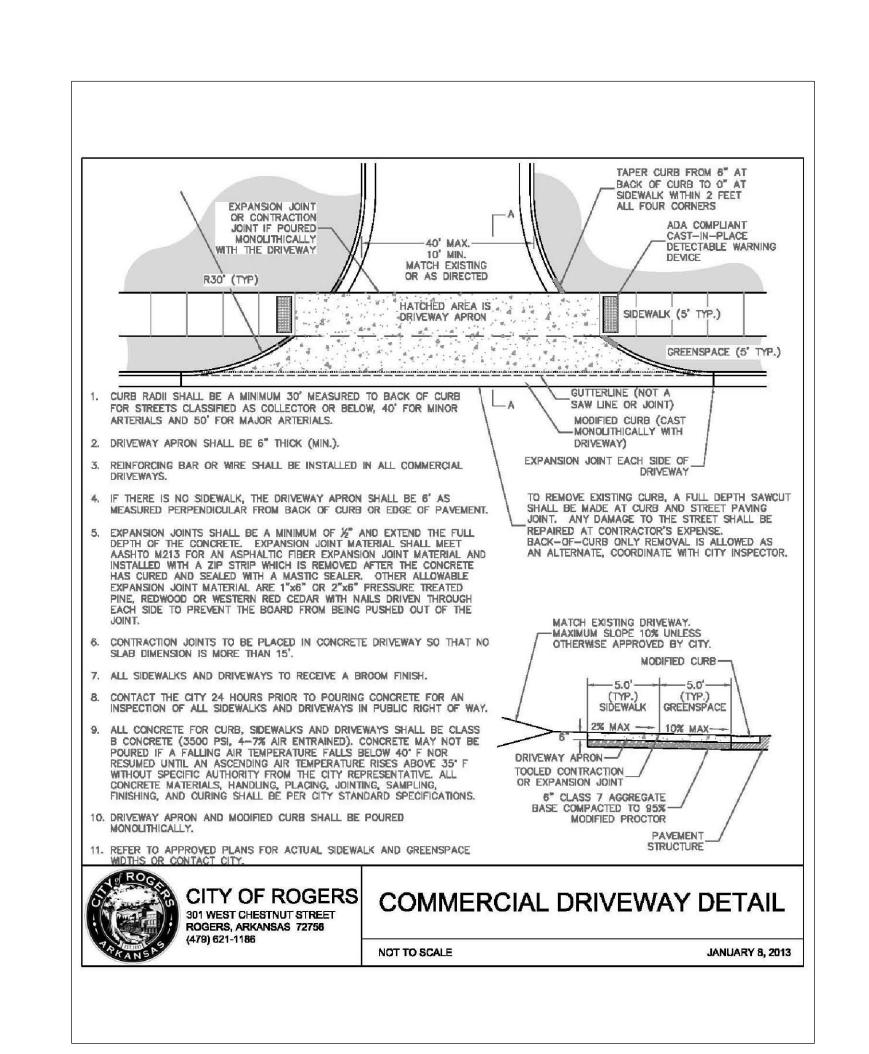
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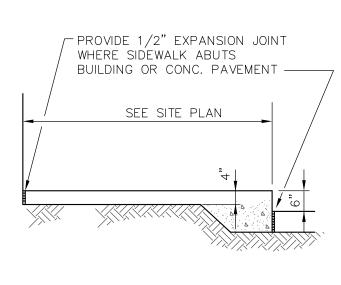
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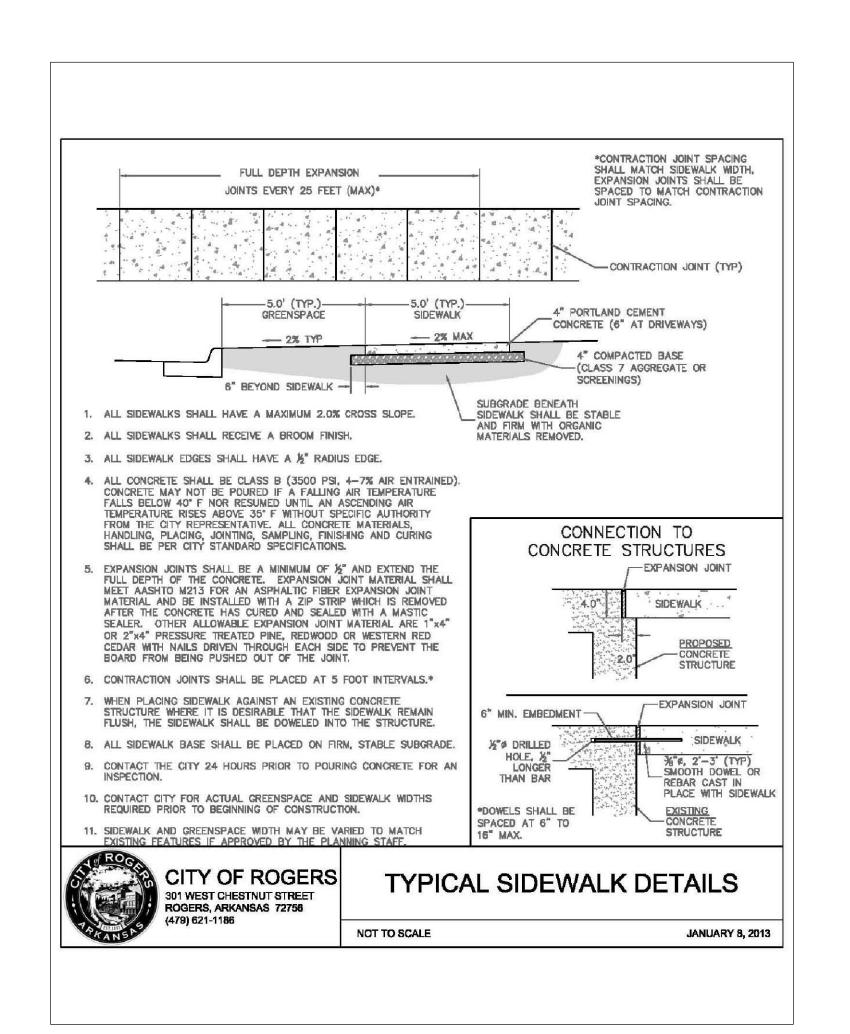


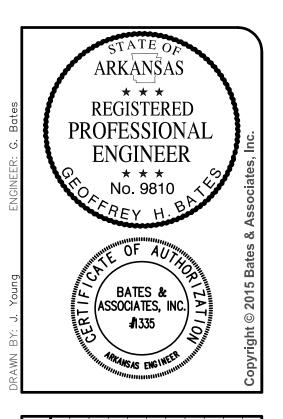




SIDEWALK SECTION ABUTTING BUILDING

NTS





ST SUBMITTAL

SIONS PER TECHNICAL REVIEW COMMENTS

11/20/15

ARGE SCALE DEVELOPMENT PLANS
SITE DETAILS

ates & Inc.

abatesinc.com Civil Engineering & Surveying

91 W. Colt Square Dr. · Fayett

DRAWING NO

07

